

AD-HOC TECHNICAL REVIEW COMMITTEE MEETING NOTES
JONATHAN A. & REBECCA H. COTTRELL
PLAT 101 / LOT 118 – 35 MAIN ROAD
July 9, 2014

An informal meeting was held at 10:30 A.M at the Tiverton Town Hall – 343 Highland Road. Those present were:

Town Staff: Rhett Bishop, Alternate Building and Zoning Official
John Lincourt, Wastewater Management Superintendent
Robert Lloyd, Fire Chief
Kate Michaud, Planning Department Clerk / PB Administrative Officer

Planning Board: Susan Gill
Stephen Hughes, Chairman

Applicant: Jonathan Cottrell
Melissa Hutchinson, AIA

The subject of the meeting was proposed construction of a second floor addition to an existing commercial / mixed-use building located at Plat 101/Lot 118, on the west side of Main Road and the east side of Audet Street in the Traditional Main Street (TMS) Zoning District.

(Note: prior to June 30 this was located within the General Commercial Zoning District. Under either zoning designation the proposed use as a mixed-use residential structure is permitted. The height limit was also unchanged by zoning. Under the new zoning district designation, the first floor is required to remain commercial.)

Proposed building elevations were displayed. Site plans were distributed prior to the meeting. Mr. Bishop noted that a cover sheet would need to accompany an application for a building permit, listing the codes used and containing a “wet stamp” of the design professional. He noted that the 2013 Building Code and the 2012 Life Safety Code were the most recent. He stated that various points of information must be listed, including the occupancy load, fire suppression and egress. He opined that this could trigger a review of the entire building, not just the addition. He stated that sprinklers with a municipal fire alarm might be required.

Mr. Cottrell noted that a Zoning Board approval for the density would be required. He stated that the off-street parking requirements would be satisfied. Propane would be utilized for the commercial heat only and the residential units would have electric heat. Chief Lloyd stated that if solar panels would be considered in the future, the load on the roof would need to be calculated. Mr. Cottrell stated that in the future he might consider installing photovoltaic cells, which are lighter than other types of solar panels.

Sewer connections were discussed, with Mr. Cottrell stating that he would connect to the existing Audet Street line. Mr. Lincourt inquired about sewage disposal for the existing two-family dwelling on the parcel. Mr. Cottrell replied that it was currently serviced by a cesspool, but that he would be willing to tie that building into the sewer as well. Mr. Lincourt expressed a strong preference for taking the cesspool out of service. He also noted that the line in Audet Street is a low pressure line, and an E1 pump would be needed. Mr. Cottrell stated that he would review the specifics with Mr. Lincourt.

Ms. Michaud noted that the entrance on Main Road might require further attention, as the trip generation for the existing access point might be altered and could trigger the need for a Physical Alteration Permit (PAP) from RIDOT. Mr. Cottrell stated that he would confer with a civil engineer for guidance. Sight distances to the south were briefly discussed.

Mr. Bishop noted that this would be a Section 128 – Supervised Construction project, with reports and a completion letter submitted to the Building Official. Mr. Lincourt noted that there would be a questionnaire for Mr. Cottrell to complete regarding any chemicals used on site. Chief Lloyd noted that the location of the dumpster must be shown and must comply with fire regulations.

Next steps: Mr. Cottrell will prepare a Design Plan submission to the Planning Board, who will be advisory to the Zoning Board and the Building Official.

The meeting concluded at approximately 11:15 A.M.

Prepared by: Kate Michaud

NOTICE TO PARTICIPANTS: The above is my understanding of the matters discussed. You are requested to review these items and advise, in writing, of any errors or omissions. If no comments are received, concurrence will be assumed.